

MEMORANDUM



From: Network and Infrastructure Manager **To:** Chief Planning Officer

Our Ref: PD/P/2012/0117

Your Ref: SJG/P/2012/0117

Date: 26 March 2012

TOWN AND COUNTRY PLANNING ACT 1990.

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995.

Location: O. S Grid Ref: 3090 5350 Former site of Celtic Industrial estate off Top Road, Summerhill

Development: Erection of 7 dwellings (amendment to previously approved scheme GWE P/2007/0920)

I refer to the revised consultation dated 23 March 2012 in respect of the above.

The revised parking area for plot 7 is an improvement on that previously shown and it is considered that the proposal will not detrimentally impact on highway safety. Given the minimal amount of traffic and pedestrian movement associated with plots 8, 9 & 10, the proposed parking areas are deemed acceptable.

Parking for plot 18 is now adequately demonstrated.

A turning area has been provided to ensure vehicles are able to leave the unadopted access track to the south of the development in forward gear.

Planning condition 17 of P/2007/0920 required the provision a scheme of traffic calming. Having reviewed the feasibility of this condition I can confirm that I do not consider that there is any requirement for the developer to provide traffic calming on Top Road.

I recommend that any permission include the following conditions:

CONDITION

ZJ41 GENERAL LAYOUT

026R Prior to first use of the development the site shall be laid out in strict accordance with layout plan(s) No. 12.5348/1 Rev K

Peter Douthwaite

p.p. Network and Infrastructure Manager